

**SOUTH CAROLINA DEPARTMENT OF LABOR, LICENSING & REGULATION
BEFORE THE REAL ESTATE COMMISSION**

In the Matter of:

**PATRICIA M. MOORE,
License No. REL.12477 (BIC),**

Respondent.

Case No. 2014-12

CONSENT AGREEMENT

By agreement of the South Carolina Real Estate Commission ("Commission") and the above-named Respondent, the following disposition of this matter is entered pursuant to the provisions of S.C. Code Ann. § 1-23-320(f) (1976, as amended), in lieu of, *inter alia*, a hearing before the Commission. Respondent, admitting to the allegations herein and agreeing to the sanctions set forth below, agrees to waive the authorization, filing, and service of a Formal Complaint and formal hearing procedures.

FINDINGS OF FACT

1. Respondent is licensed as a broker-in-charge in the State of South Carolina and was so licensed at all times relevant to this matter.
2. The Commission has jurisdiction over Respondent and the subject matter of this action.
3. On or about December 30, 2013, Complainant submitted an offer to purchase property listed by Respondent. Respondent maintains that she did not submit Complainant's offer to the seller because she had received multiple offers for the property. Therefore, instead of submitting Complainant's offer to the seller, Respondent requested that Complainant submit his highest and best offer.
4. Complainant's highest and best offer was submitted to the seller on January 6, 2014 to compete in the multiple offer round. Seller decided to negotiate further with another offer and declined complainant's offer.
5. After notification of the offer being declined on January 6, 2014, complainant attempted to submit another offer to Respondent, for the full listing price and \$3,000 in closing costs. Complainant was notified again that afternoon that the seller had accepted another offer.
6. Respondent waives any further findings of fact with respect to this matter.

CONCLUSIONS OF LAW

1. Respondent's actions in this matter constitute a violation of S.C. Code Ann. § 40-57-135(D)(1)(a)(1976, as amended) in that Respondent did not prepare Complainant's offer as amended) in writing and promptly present said offer to the seller upon receipt.
2. Respondent waives any further conclusions of law with respect to this matter.

THEREFORE, IT IS AGREED WITH RESPONDENT'S CONSENT THAT:

1. Respondent is hereby publicly reprimanded.
2. Respondent shall pay a civil penalty of \$500.00 to the Commission within sixty days of the effective date of this Consent Agreement. Said civil penalty is not deemed paid until received in full by the Commission.
3. Respondent acknowledges that she has the right to a hearing and to be represented by counsel in this matter, and freely, knowingly, and voluntarily waives such rights by entering into this Consent Agreement. Respondent understands and agrees that by entering into this Consent Agreement, Respondent voluntarily relinquishes any right to judicial review of Commission's action(s) that may be taken concerning any related matters.
4. It is understood and agreed that if Respondent fails to meet the conditions agreed to in this Consent Agreement, Respondent's license may be immediately administratively suspended pending compliance. Non-compliance may result in further discipline. Any license law violations by Respondent constitute a failure to meet the conditions of this Consent Agreement.
5. Respondent understands and agrees that this Consent Agreement will not become effective unless and until approved by the Commission. Respondent understands and agrees that this Consent Agreement, if approved, will be disseminated as a public action of the Commission in the manner provided by law. Respondent understands and agrees that if this Consent Agreement is not approved, it shall not constitute an admission against interest in this proceeding or prejudice the right of the Commission to adjudicate this matter.
6. Respondent shall promptly advise the Commission in writing of any changes in address, practice, privileges, professional status, or compliance with this agreement. Correspondence and copies of reports, notices, and payments of civil penalties mentioned herein shall be directed to:

SC LLR
ATTN: Real Estate Commission
Post Office Box 11847

Columbia, SC 29211-1847

7. Respondent understands and agrees that this Consent Agreement, if approved, shall become a public document under the South Carolina Freedom of Information Act §§ 30-4-10 to -165.
8. This Consent Agreement shall take effect immediately upon receipt of a fully executed copy by Respondent or Respondent's counsel.

AND IT IS SO ORDERED.

**SOUTH CAROLINA DEPARTMENT OF
LABOR, LICENSING, & REGULATION
REAL ESTATE COMMISSION**

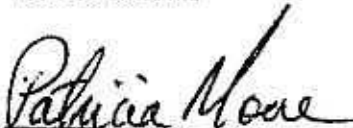
4/9/2015

Date

BY: 

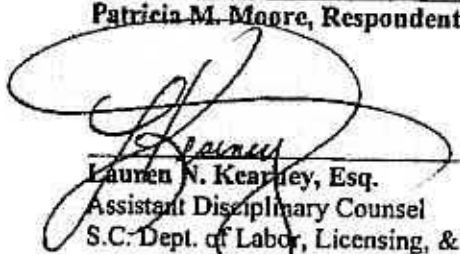
David A. Crigler, Chairman

WE CONSENT:



Patricia M. Moore, Respondent

3/27/15
Date


Lauren N. Kearney, Esq.
Assistant Disciplinary Counsel
S.C. Dept. of Labor, Licensing, & Regulation
P.O. Box 11329
Columbia, SC 29211-1329
(803) 896-4499

3/27/15
Date